



WEST AHTANUM LAND EXCHANGE

Proposed Land Exchange Between Washington State Department of Natural Resources (DNR) and North Cascade Investments, LLC (NCI)

OBJECTIVE

DNR will reposition land assets located entirely within the western portion of the Ahtanum State Forest. This exchange will consolidate ownership, which will provide long-term trust revenue for the public school construction fund, increase land management efficiencies and create public ownership areas large enough for sustaining multiple values such as habitat and forest resources.

BENEFITS

- Ownership consolidation will improve operational efficiency.
- Key in-holdings will be obtained.
- Added protection of trust values by avoiding potential conflicts with non-compatible activities on or near existing trust lands.
- Exchange will compliment other future land exchanges being considered by DNR.
- Provides additional DNR control over the landscape where current HCP lands exist, which are likely to enhance DNR's habitat efforts for the Northern Spotted Owl.
- State trust property lines are reduced with associated cost savings.
- Sustainability of forest landscapes and forest health are enhanced.

EXCHANGE SPECIFICS

NCI to DNR 5,800± acres

DNR to NCI 3,650± acres

Exchange involves one county: Yakima County

Exchange involves one trust: Common School Trust

NCI lands to DNR

- The NCI properties are mostly forested and above 4,000' elevation. The properties are industrial forestland, much of which has been harvested.
- NCI properties are situated in a checkerboard ownership pattern with DNR trust properties and most of the NCI properties were originally owned by railroad companies at the beginning of the 20th century.
- Ownership of the NCI properties has changed several times, all between private parties.
- The tree species and vegetation types found on the NCI properties are representative of those found at the higher elevations on the east slope of the Cascades.
- A few of the wildlife species present on the NCI properties include: ruffed grouse, hawks, mule deer, Rocky Mountain elk, and neo-tropical migrants.

DNR lands to NCI

- DNR trust exchange lands are mostly forested and above 4,000' in elevation. Some of the trust lands have been harvested.
- DNR trust lands are primarily located in checkerboard ownership patterns with NCI lands.
- A few of the wildlife species present on the trust properties include: ruffed grouse, hawks, mule deer, Rocky Mountain elk, and neo-tropical migrants.
- The tree species and vegetation types found on the trust properties are representative of those found at the higher elevations on the east slope of the Cascades.
- All DNR trust lands are federally granted school trust lands, and are managed to generate income for public school construction.

Habitat Conservation Plan

- DNR trust properties under exchange consideration have the following HCP designation:
 - NRF: 0 acres
 - Dispersal: 2,750 acres
 - No Role: 900 acres
- DNR will evaluate the NCI property proposed to come to the trusts, and will work with the Services as to what designation various acreage will have under the HCP.

EXCHANGE BALANCE

- The final exchange of property will be balanced for equal market value between the state trusts (DNR) and NCI.
- Values are to be determined by an independent market appraisal.
- Not all lands being appraised will necessarily be included in the exchange.

WHAT'S NEXT

- Information meetings begin in November and public hearings may occur in early 2007.
- Website will be updated as changes occur.
- Third party appraisal contract will be awarded.
- Review of appraisals and value balancing will follow.
- Parties agree on lands to be exchanged.
- Final agreement is presented to the Board of Natural Resources for decision.

CONTACT

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Additional information is available on our website: www.dnr.wa.gov